

**The Department of Community Planning & Development**  
**City Hall, Lynchburg, VA 24504** **434-455-3900**

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**To:** Planning Commission

**From:** Planning Division

**Date:** February 9, 2005

**Re:** **CONDITIONAL USE PERMIT (CUP): Bountiful Blessings Evangelistic Church,**  
**2805, 2811, 2815 Langhorne Road, 2100, 2106, 2108 Memorial Avenue, 2107 Rose Lane**

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**I. PETITIONER**

Bountiful Blessings Evangelistic Church, 2805 Langhorne Road, Lynchburg, VA 24501

**Representative:** Irvin L. Ward, Sr., 372 Tanglewood Drive, Lynchburg, VA 24501

**II. LOCATION**

The subject property is a tract of about 1.37 acres located at 2805, 2811, 12185 Langhorne Road, 2100, 2106, 2108 Memorial Avenue, and 2107 Rose Lane, Lynchburg, VA 24501.

**Property Owners:** Bountiful Blessings Evangelistic Church, 2805 Langhorne Road, Lynchburg, VA 24501

**III. PURPOSE**

The purpose of this petition is to allow construction of a new sanctuary and expanded parking.

**IV. SUMMARY**

- Petition agrees with the *Comprehensive Plan* which recommends an institutional use surrounded by residential uses in the area.
- Petition agrees with the Zoning Ordinance in that a church is a use permitted in an R-3, Two-Family Residential District with approval of a Conditional Use Permit by the City Council.
- Petition proposes the construction of a new, larger sanctuary and additional parking.

**The Planning Division recommends approval of the CUP petition.**

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**V. FINDINGS OF FACT**

1. **Comprehensive Plan.** The Lynchburg *Comprehensive Plan* recommends Institutional uses for this area, surrounded by Medium Density Residential uses. According to the Plan, institutional uses in residential areas should be compatible in scale and design with the residential uses. The setbacks for the proposed sanctuary, the proximity of other institutional uses, and the distance between the church and the nearest residences ensure its compatibility, so this proposed use will be in agreement with the Plan.
2. **Zoning.** The subject property was annexed into the City in 1908. The property has been zoned for two-family residential uses since 1942. The existing R-3, Two-Family Residential zoning was established in 1978 with the adoption of the current *Zoning Ordinance*.
3. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances will be needed for the proposed sanctuary and parking.
4. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
  - 2/22/1979: City Council approved a Conditional Use Permit (CUP) for the Salvation Army to construct a new building at 2215 Park Avenue.

- 8/11/1981: City Council approved a Conditional Use Permit (CUP) for Euclid Christian Church to operate a child care facility at 2220 Memorial Avenue.
  - 6/11/1985: City Council approved a Conditional Use Permit (CUP) for the Salvation Army for a game room addition at 2215 Park Avenue.
  - 11/11/1987: City Council approved a Conditional Use Permit (CUP) for Euclid Christian Church for a building addition, play area, and additional parking at 2220 Memorial Avenue.
  - 11/14/1989: City Council approved the rezoning petition of the Animal Emergency Clinic to rezone approximately 0.3 acre at 1000 Miller Park Avenue from B-1, Limited Business District, to B-3C, Community Business District (Conditional) to allow the operation of a veterinary hospital with indoor kennels in an existing structure. AT the same time, Council approved a Conditional Use Permit (CUP) to allow the operation of the veterinary hospital.
  - 6/8/1993: City Council approved a Conditional Use Permit (CUP) for the Salvation Army to allow operation of an emergency shelter for up to seven women and children in an existing structure at 807 Walnut Street.
  - 10/12/1993: City Council approved the rezoning petition of Education and Research Foundation, Inc., to rezone approximately 0.455 acre at 2041-2043 Third Street from R-5, High Density Residential District, to B-1, Limited Business District, to allow the use of an existing house for offices and construction of a parking lot for approximately 24 cars.
  - 1/9/1996: City Council approved a Conditional Use Permit (CUP) for Bountiful Blessings Evangelical Center to construct a church and parking area at 2805-2809 Langhorne Road.
  - 6/11/1996: City Council approved a Conditional Use Permit (CUP) for the Salvation Army to operate a child care center at 2215 Park Avenue.
  - 8/13/1996: City Council approved the conditional rezoning petition of C & C Development, L.L.C., to rezone approximately 2.3 acres at the corner of Memorial Avenue and Park Avenue from R-3, Two-Family Residential District, and B-1, Limited Business District, to B-3C, Community Business District (Conditional) to allow construction of a pharmacy.
  - 7/13/2004: City Council approved a Conditional Use Permit (CUP) for Bountiful Blessings Church to operate a child care facility at 2805 Langhorne Road and 2107 Rose Lane.
5. **Site Description.** The subject property is bounded in all four directions by residences, other institutional uses, and offices. E. C. Glass High School is across Memorial Avenue from the site.
  6. **Proposed Use of Property.** The purpose of the CUP is to allow construction of a new sanctuary and expanded parking. The new sanctuary will have 175 seats and the parking area will include 58 spaces.
  7. **Traffic and Parking.** The City Traffic Engineer has no comments of concern regarding the subject petition. The proposed use is not expected to generate a significant amount of traffic. The parking lot is being redesigned to create enough spaces to serve the proposed 175-seat sanctuary. The entrance off Memorial Avenue will be right-in, right-out only, as requested by the City Traffic Engineer and the City Planner. The main parking lot entrance will be on Langhorne Road, with a second entrance-only on Langhorne and an exit-only on Rose Lane. Parking will not be permitted directly adjacent to the house at 2107 Rose Lane; there will be a 20-foot setback.

8. **Storm Water Management.** A storm water management plan will be required for the construction of the new sanctuary and expanded onsite parking because disturbed areas will exceed 1,000 square feet.

The existing church shown on the site plan was built around 1999. The site plan information was prepared by Hurt & Proffitt, Inc. It is believed that an underground storm sewer detention system is already in place, but may not be connected to the city storm sewer. Therefore, it is not functioning properly, if it is functioning at all.

The applicant will check the adequacy of the facility to handle the existing and proposed development runoff quantity and detain stormwater as mandated by code. This storm detention system will be connected to the existing city storm sewer line along Langhorne Road. The quality of the stormwater will be managed by storm sewer filters, gravel, infiltration pits or bio-retention. Similar low impact stormwater measures will be used at the northern and southern ends of the property that do not drain to the existing stormwater system.

9. **Impact.** Bountiful Blessings' present sanctuary is located in the middle of the block between Memorial Avenue and Rose Lane. Parking is located next to the sanctuary. As part of its expansion plans, the church is buying the property at 2100 Memorial Avenue, 2811 Langhorne Road, and 2107 Rose Lane. Each of these structures will be demolished to create a larger site for the new sanctuary and parking. Once these properties are acquired, the church will own the entire half-block between Memorial, Langhorne, and Rose Lane. The church will need to submit a separate petition to vacate the alley that runs through the middle of the block. The church will continue using the white house at 2108 Memorial Avenue as a temporary shelter and the structure at 2815 Langhorne as a beauty salon.

The church's present sanctuary is barely visible from Memorial Avenue. Once the church demolishes the residential structure, now used as an office, on the corner of Memorial and Langhorne Road, the new sanctuary will be constructed so that the side of the building closest to Memorial Avenue will be the same distance from the street as the demolished structure and the white house at 2108 Memorial Avenue. The sanctuary will be larger than the current one and will help anchor the corner by providing a continuous building along both Memorial and Langhorne. The lot on Memorial that is now vacant and haphazardly landscaped will be covered by the sanctuary and new landscaping.

The side of the new sanctuary will be approximately the same distance from Langhorne Road as the demolished office and the beauty salon. With attractive landscaping, the side of the sanctuary will create a unified streetscape along Langhorne Road, an improvement over the current mixture of buildings and setbacks.

Two sides of the church's property front on major thoroughfares, Memorial Avenue and Langhorne Road. The third side, facing Rose Lane, will be primarily parking and the beauty salon. On the fourth side, the property is bounded by the grass alley that runs through the middle of the block. The only residences adjacent are those that face Stuart Street, and they back up to the church, rather than face it. Thus, the Planning Division does not believe that the proposed expansion will have a negative impact on the surrounding neighborhood.

10. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the preliminary site plan on January 18, 2005. Comments related to the proposed use were minor in nature and have or will be addressed by the developer prior to final site plan approval.

11. **Conditions.** According to Section 35.1-15 (f) of the Zoning Ordinance, the Planning Commission or City Council may impose any conditions deemed necessary or appropriate in approving a CUP.
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## **VI. PLANNING DIVISION RECOMMENDED MOTION**

**Based on the preceding Findings of Fact, the Planning Commission recommends to the City Council approval of the petition of Bountiful Blessings Evangelistic Church for a conditional use permit at 2805, 2811, 2815 Langhorne Road, 2100, 2106, 2108 Memorial Avenue, and 2107 Rose Lane to allow construction of a new sanctuary and expanded parking in an R-3, Medium Density Two-Family Residential District, subject to the following conditions:**

- 1. The property will be developed in substantial compliance with the site plan to be prepared by Acres of Virginia.**
- 2. The building will meet all building code requirements as determined by the Inspections Division.**
- 3. An alley vacation request will be submitted and approved by the City Council prior to occupancy of the building.**
- 4. A subdivision plat vacating all interior lot lines will be submitted and approved prior to occupancy of the building.**
- 5. A landscape plan will be prepared, including shade trees in the parking areas and along Memorial Avenue and Langhorne Road, and other landscape material will be added as screening and foundation plantings. This landscape plan will be approved by the City's Urban Forester and the City Planner.**
- 6. The site will include at least 58 parking spaces, including two handicapped spaces.**
- 7. All exterior lighting used on the site shall be glare-shielded and nondirectional so that it does not illuminate adjoining properties.**
- 8. Stormwater management will address both quantity and quality by a combination of inlet filters and bio-retention.**

This matter is respectfully offered for your consideration.

William T. Martin, AICP  
City Planner

pc: Mr. L. Kimball Payne, III, City Manager  
Mr. Walter C. Erwin, City Attorney  
Ms. Rachel O. Flynn, Director of Community Planning & Development  
Mr. R. Douglas Dejarnette, Fire Marshal

Mr. J. Lee Newland, Director of Engineering  
Mr. Gerry L. Harter, Traffic Engineer  
Mr. Robert Drane, Building Commissioner  
Mr. Robert S. Fowler, Zoning Official  
Mr. Kent White, Environmental Planner  
Pastor Irvin L. Ward, Sr., Representative

## **VII. ATTACHMENTS**

- 1. Vicinity Zoning Pattern**  
(see attached map)
- 2. Vicinity Proposed Land Use**  
(see attached map)
- 3. Site Plan**  
(see attached site plans)
- 4. Narrative**  
(see attached narrative)